



AGENDA
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, July 07, 2009 at 6:00 PM
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas 77840

1. Call to order – Explanation of functions of the Board.
2. Consideration, discussion and possible action of Absence Requests from meetings.
 - Absence Request Jay Goss, for meeting of July 7, 2009.
3. Consideration, discussion and possible action to approve meeting Minutes.
 - May 5, 2009.
4. Public Hearing, presentation, possible action, and discussion regarding variances to the Northgate Sidewalk Standards, Section 5.6.B.8 of the Unified Development Ordinance, and to the Northgate Landscape and Streetscape Standards, Section 5.6.B.9 of the Unified Development Ordinance, for 303 College Main in Northgate. Case #09-00500096 (JP)
5. Consideration and possible action on future agenda items – A Zoning Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting
6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Zoning Board of Adjustments may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Zoning Board of Adjustments meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Zoning Board of Adjustment of College Station, Texas will be held on **Tuesday, July 07, 2009 at 6:00 p.m.** at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the day of , 2009 at p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Regular Meeting of the Zoning Board of Adjustment of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2009.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2009.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call 979.764.3517 or (TDD) 800.735.2989. Agendas may be viewed on www.cstx.gov.



**Absence Request Form
For Elected and Appointed Officers**

Name Jay Goss

Request Submitted on Date: June 8, 2009

I will not be in attendance at the meeting of July 7, 2009
for the reason(s) specified: (Date)

Deborah - Jay will be out of town on July 7. Thanks. Dianne

Dianne Porter

Legal Assistant

Bruchez, Goss, Thornton,

Meronoff & Hawthorne, PC

4343 Carter Creek Parkway

Suite 100

Bryan, Texas 77802



MINUTES
Zoning Board of Adjustment
May 5, 2009
CITY OF COLLEGE STATION, TEXAS
Conference Center
1300 George Bush Drive
6:00 P.M.

MEMBERS PRESENT: Chairman Jay Goss, Rodney Hill, John Richards, Robert Brick, Josh Benn, and Alternate Melissa Cunningham.

MEMBERS ABSENT: Alternate Hunter Goodwin (not needed).

STAFF PRESENT: Staff Assistants Deborah Grace-Rosier and Amber Carter, Staff Planners Matthew Hilgemeier and Jason Schubert, Assistant Director Lance Simms, Planning Administrator Molly Hitchcock, First Assistant City Attorney Mary Ann Powell.

AGENDA ITEM NO. 1: **Call to order – Explanation of functions of the Board.**

Chairman Goss called the meeting to order at 6:03 PM.

AGENDA ITEM NO. 2: **Consideration, discussion and possible action of Absence Requests from meetings.**

There were no requests to consider.

AGENDA ITEM NO. 3: **Discussion of requested Administrative Adjustments.**

- **302 Stone Chase Court, 18-inch rear setback encroachment. Denied. Case # 09-0050073**

Assistant Director of Planning and Development Services Lance Simms discussed the case with the Board. Mr. Simms told the Board that the application was denied due to the applicant moving an accessory structure on the property without a permit. Also, the president of the Woodland Hills Home Owner Association called and voiced opposition.

AGENDA ITEM NO. 4: Consideration, discussion and possible action to approve meeting minutes.

~ April 7, 2009.

Mr. Hill motioned to approve the meeting minutes. Mr. Benn seconded the motion, which passed unopposed (5-0).

AGENDA ITEM NO. 5: Public hearing, presentation, possible action, and discussion regarding a request for a variance to Chapter 2, Section 1. B-5, of the College Station Code of Ordinances regarding the required distance between a poultry structure (i.e. a chicken coop) and neighboring dwelling units for the property located at 316 Suffolk Avenue in the Oakwood Subdivision. Case # 09-050069

Mr. Hill recused himself from the case. Alternate Melissa Cunningham stepped in.

Staff Planner Matt Hilgemeier presented the staff report and stated that the applicant is requesting a variance to the minimum distance required between a structure housing poultry (chicken coop) and neighboring residential structures. The ordinance requires that the livestock or poultry housing be at least one hundred feet (100') from any neighboring dwelling unit, other than that which is occupied by the owner of the livestock or poultry. Therefore, the applicant is requesting a variance of fifty feet (50') to the dwelling unit at 511 Dexter and ten feet, two and a half inches (10' 2½") to the dwelling unit at 310 Suffolk to the one hundred foot (100') separation between the poultry structure and neighboring dwelling units as required by Chapter 2, Section 1, B-5, of the College Station Code of Ordinances.

Chairman Goss opened the public hearing for those wanting to speak in favor of the variance.

Hugh Stearns, 316 Suffolk, stepped forward and was sworn in by Chairman Goss. Mr. Stearns argued his case and apologized to his neighbors for stirring up such a ruckus.

Larry Reynolds, 511 Dexter, stepped forward and was sworn in by Chairman Goss. Mr. Reynolds stated that the Stearns have been good neighbors and he felt confident that they would maintain the property.

Chairman Goss called for those wanting to speak in opposition to the variance.

Charles McCandless, 310 Suffolk, stepped forward and was sworn in by Chairman Goss. Mr. McCandless stated that he was disappointed that Mr. Stearns was a builder and P&Z Commissioner and was not aware of City Codes.

Gwen Stacell, 800 Park Place, stepped forward and was sworn in by Chairman Goss. Ms. Stacell spoke of the runoff water when it rains and felt that it would drain toward her home.

Hillary Jessup, 115 Lee, stepped forward and was sworn in by Chairman Goss. Ms. Jessup told the Board that she is on the Landmark Commission and the Historic Preservation Committee and they are working very hard on an Overlay District to preserve what they have in the subdivision.

Chairman Goss closed the public hearing.

Mr. Richards motioned to deny the variance. Motion failed with a lack of a second.

Mr. Benn motioned to approve the minimum setback variance from the terms of the Ordinance as it will not be contrary to the public interest, due to following special conditions: location of the adjacent housing structures; and because a strict enforcement of the provisions of the Ordinance would result in unnecessary hardship to this applicant being: the requirement to build a poultry housing structure in its legal location; and such that the spirit of the Ordinance shall be observed and substantial justice done subject to the following limitations: variance of 50 feet to the 100-foot minimum distance required to be between the livestock structure and the dwelling unit located at 511 Dexter and a variance of 18 feet 6-inches to the 100-foot minimum distance required to be between the livestock structure and the dwelling unit located at 310 Suffolk. **Ms. Cunningham seconded the motion for discussion purposes only.**

Ms. Cunningham stated that it is a lose-lose, situation because the location that Mr. Sterns can legally place the building is much more visible.

Chairman Goss stated that he would be for denial due to no special condition or hardship.

Mr. Brick stated that he would be for denial because the variance runs with the property and due to the way the applicant handled the process.

Mr. Richards stated that there is no special condition or hardship.

Chairman Goss called for the vote of approval. The motion for approval was denied with a vote of 1-4. Mr. Brick voting against approval.

AGENDA ITEM NO. 6: Public hearing, presentation, possible action, and discussion on a variance request to the Unified Development Ordinance, Section 5.6.B.12 Sign Standards regarding projection signs and Section 7.4 Signs regarding attached signs and permanent banners for 614 Holleman Drive East, Reserve Lot, Woodstock # 1 Subdivision. Case # 09-00500070.

Staff Planner Jason Schubert presented the staff report. The requests are as follows:

- 1) Projection Signs:
 - a. Allow projections signs in the Wolf Pen Creek District;
 - b. Allow more than one projection sign per building (two are requested for this project);
 - c. Allow 65 square foot projection signs, a 47 sq. ft. variance;
 - d. Allow projection signs to project four feet and four inches (4'4") from the building, a one – foot and four inch variance (1'4")
- 2) Permanent Banners: allow projection signs to consist of banner material.
- 3) Attached Signs: allow sign to project four feet (4') above the canopy, a three-foot (3') variance.

Staff recommends denial of all variance requests since based on an evaluation of review criteria set for in the Unified Development Ordinance and as detailed in the report, only two (2) of the nine (9) criteria have been affirmative. It is Staff's judgment that the applicant has brought forward requests that are

matters within the policy discretion of Council, as made through adopted ordinances, and are not based on substantive conditions or hardships that exist on this property.

Chairman Goss opened the public hearing for those wanting to speak in favor of the variance requests.

Jane Kee, 511 University Drive #205, College Station, Texas, stepped before the Board and was sworn in by Chairman Goss. Ms. Kee argued her case and told the Board that the property location is unique along with the size and shape of the lot. It is located within a Design District that is focused on mixed use that has to also focus on vehicle and pedestrian traffic. Therefore, the signs also need to focus on vehicle and pedestrian traffic.

Mark Lindley, 5151 San Felipe # 2050, Houston, Texas, stepped forward and was sworn in by Chairman Goss. Mr. Lindley gave an overview of the project and stated that the signage is a part of the architecture of the project.

Chairman Goss closed the public hearing.

Mr. Hill motioned to (deny all sign variance requests) to the sign regulations from the terms of the Ordinance, as it will be contrary to the public interest, due to the lack of unique special conditions not generally found within the City; and because a strict enforcement of the provisions of the Ordinance would not result in substantial hardship to the applicant, and such that the spirit and intent of the Ordinance shall be preserved and general interests of the public and applicant served. **Mr. Richards seconded the motion for discussion purposes.**

Mr. Benn stated that he has no problem granting the attached signage but he feels the Board should not decide on the projection signs and permanent banners.

Chairman Goss called for the vote to deny all sign variance requests. The vote was (2-3). Motion failed. Chairman Goss, Mr. Brick and Mr. Benn voting against denial.

Mr. Benn motioned to approve a variance (request # 3 attached signs only) to the sign regulations from the terms of the Ordinance, as it will not be contrary to the public interest, due to the unique special conditions not generally found within the City: the property is a unique large piece of land that would be detrimental to any other property or property owner and it may enhance the safety of pedestrian and vehicular public because it is a large sign that can be seen from the road; and because a strict enforcement of the provisions of the Ordinance would result in substantial hardship to this applicant; and such that the spirit of the Ordinance shall be preserved and the general interests of the public and applicant served subject to the following limitations: to allow attached signage to project four feet (4') above the canopy, a 3-foot variance. **Mr. Richards seconded the motion, which passed (4-1). Mr. Hill voting against approval.**

Mr. Benn motioned to approve a variance request to (projection signs) the sign regulations from the terms of the Ordinance, as it will be not contrary to the public interest, due to the special conditions not generally found within the city: the property is a unique large piece of land that would not be detrimental

to any other property or property owner and it may enhance the safety of pedestrian and vehicular public because it is a large sign and can be seen from the road; and because a strict enforcement of the provisions of the Ordinance would result in substantial hardship to this applicant; and such that the spirit and intent of this Ordinance shall be preserved and the general interests of the public and applicant served. **Mr. Richards seconded for discussion purposes.**

Chairman Goss stated that his reason not to grant the variance would be due to the amount of time that has passed since the WPC Guidelines were put into place.

Chairman Goss called for the vote to approve the variance request for the projection signs. The vote was (0-5). Motion failed.

Mr. Richards motioned to deny a variance to (permanent banners) the sign regulations from the terms of the ordinance, as it will be contrary to the public interest, due to the lack of unique special conditions not generally found within the city; and because a strict enforcement of the provisions of the Ordinance would not result in substantial hardship to this applicant, and such that the spirit and intent of the Ordinance shall be preserved and the general interests of the public and applicant served. Mr. Hill seconded the motion, which passed unopposed (5-0).

Ms. Kee asked the Board to please direct the staff to ask Council for direction on getting the sign regulations for Wolf Pen Creek updated.

Staff Planner Jason Schubert stated that staff did add an item for Council consideration concerning signage in Wolf Pen Creek; it was ranked and is up for consideration this summer.

AGENDA ITEM NO. 7. Consideration and possible action on future agenda items – A Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There were no items addressed.

AGENDA ITEM NO. 8: Adjourn.

The meeting was adjourned at 8:20 PM.

APPROVED:

Jay Goss, Chairman

ATTEST:

Deborah Grace-Rosier, Staff Assistant



**VARIANCE REQUEST
FOR
303 College Main in Northgate
(09-0500096)**

REQUEST: Variances to the Northgate Sidewalk Standards, Section 5.6.B.8 of the Unified Development Ordinance, and to the Northgate Landscape and Streetscape Standards, Section 5.6.B.9 of the Unified Development Ordinance.

LOCATION: 303 College Main in Northgate

APPLICANT: Bobby Grabowski

PROPERTY OWNER: Robert Forrest

PROJECT MANAGER: Jennifer Prochazka, AICP, Senior Planner
jprochazka@cstx.gov

RECOMMENDATION: Denial

BACKGROUND: The subject property is in the process of being converted to a nightclub. Northgate development standards contained in the Unified Development Ordinance (UDO) require the construction of 10-foot wide brick paver sidewalks with street trees located adjacent to the curb in either an at-grade tree well or in a raised planter box. The applicant wishes to construct a 6-foot sidewalk with no street trees. **Therefore, the applicant is requesting a 4-foot variance (40%) to Northgate Sidewalk Standards, Section 5.6.B.8 and a complete waiver (100%) to the street tree requirements contained in the Northgate Landscape and Streetscape Standards, Section 5.6.B.9.**

APPLICABLE ORDINANCE SECTION: Northgate Sidewalk Standards –5.6.B.8 and Northgate Landscape and Streetscape Standards - Section 5.6.B.9

ORDINANCE INTENT: The Northgate District regulations incorporate concepts that are pedestrian-oriented and are intended to result in increased density in the area. Northgate is intended to be a unique, pedestrian-friendly, dense urban environment. Ordinances in NG-1 were designed to aid structural rehabilitation and redevelopment, while promoting new high-density, mixed-use, pedestrian-oriented infill development with an urban character. Sections 5.6.B.8 and 5.6.B.9 are specifically intended to enhance the pedestrian-friendly and urban character of the area.



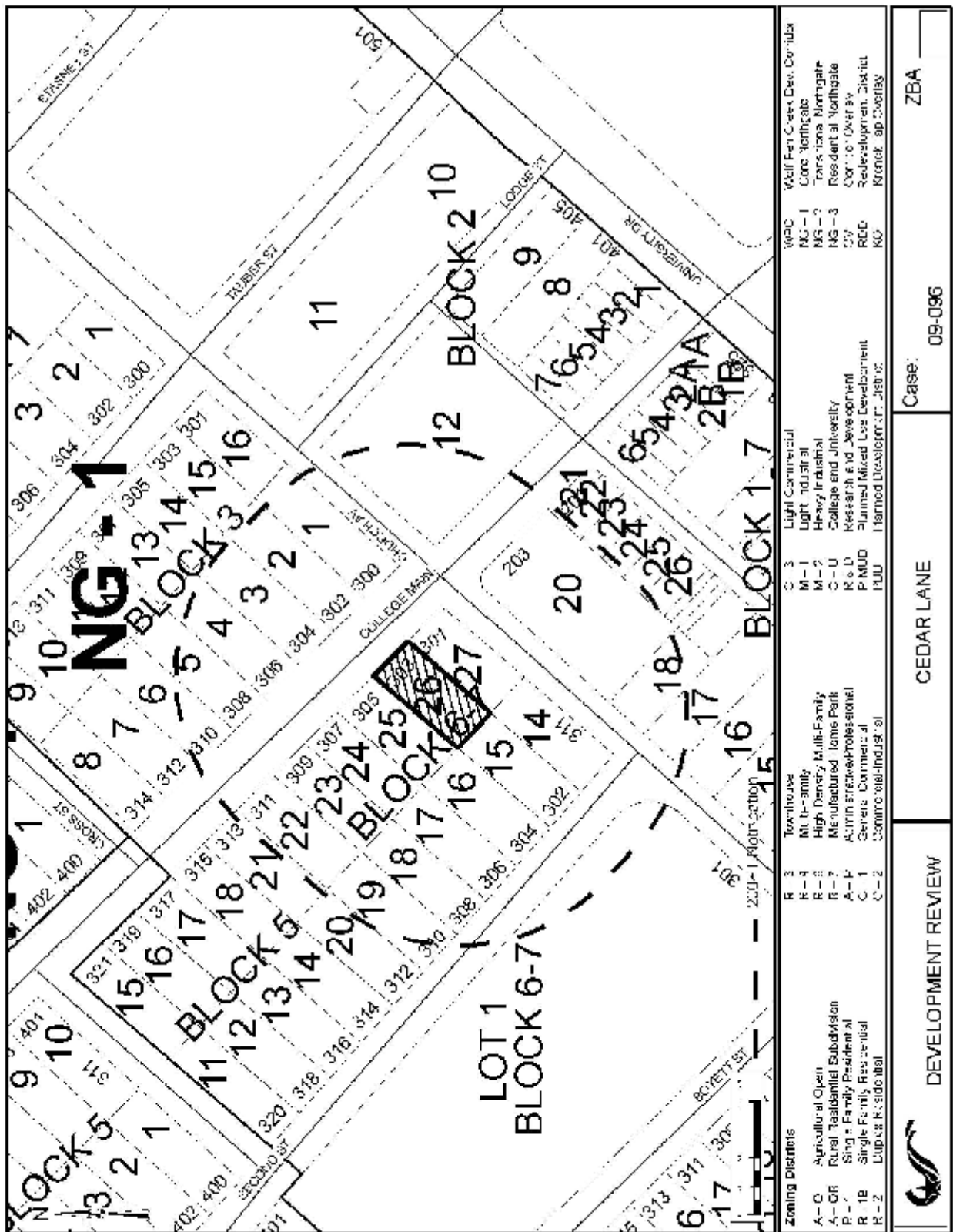
ZBA

Case: 09-096

CEDAR LANE

DEVELOPMENT REVIEW





NOTIFICATIONS

Advertised Board Hearing Date: July 7, 2009

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Northgate Business Association

Property owner notices mailed: 9
Contacts in support: None as of date of staff report
Contacts in opposition: One as of date of staff report – concerns related to equity in the development process and the degradation of redevelopment efforts.
Inquiry contacts: One as of date of staff report

ZONING AND LAND USES

Direction	Zoning	Land Use
Subject Property	NG-1 Core Northgate	Vacant one-story commercial structure, previously used as a personal service shop
North	NG-1 Core Northgate	Across College Main, A&M United Methodist parking lot
South	NG-1 Core Northgate	Parking for the businesses at 311 Church Street
East	NG-1 Core Northgate	One-story commercial structure
West	NG-1 Core Northgate	Parking Garage

PHYSICAL CHARACTERISTICS

1. **Frontage:** Approximately 50 feet on College Main
2. **Access:** Pedestrian access via College Main sidewalks
3. **Topography and vegetation:** No existing vegetation
4. **Floodplain:** N/A

REVIEW CRITERIA

UDO Section 3.18.E Criteria for Approval of Variance sets forth a set of 9 review criteria to evaluate variance requests. The UDO states that no variance is to be granted unless the Board makes affirmative findings to all of the criteria listed below.

1. **Extraordinary conditions:** That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of the UDO will deprive the applicant of the reasonable use of his land.

The applicant offers the following as a special condition: *“College Station parking garage empties to a 6-foot sidewalk where a wheelchair ramp is placed. The NG-1 parameters are asking for a tree grate a 5-foot span to go directly in the passage of these pedestrians; also the sidewalk on the other side of 303 is also 6 feet.”*

It is not uncommon in areas of redevelopment that the width of the sidewalk may transition from a substandard width to a standard width, as properties develop and redevelop at different times. Both adjacent structures, including the City’s parking garage to the north, were developed prior to current Northgate standards. If changes are made to the adjacent structures, the sidewalks would also need to be upgraded. This situation is not uncommon in Northgate.

2. **Enjoyment of a substantial property right:** That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The applicant has submitted to the City a site plan meeting all UDO requirements, including a 10-foot wide brick paver sidewalk and street trees, demonstrating that the UDO requirements can be met. The site plan has been approved.

3. **Substantial detriment:** That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this UDO.

The requirement of a 10-foot sidewalk with street trees adjacent to the curb creates a separation of pedestrian and vehicular traffic which may provide a safer route of pedestrian travel. A variance to these requirements in this location simply because the adjacent sidewalks are also substandard could undermine redevelopment efforts in Northgate.

4. **Subdivision:** That the granting of the variance will not have the effect of preventing the orderly subdivision of land in the area in accordance with the provisions of this UDO.

These variance requests would not affect the orderly subdivision of other land.

5. **Flood Hazard Protection:** That the granting of the variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements.

These variance requests would not affect the preventing of flood hazard protection.

6. **Other property:** That these conditions do not generally apply to other property in the vicinity.

It is not uncommon in areas of redevelopment that the width of the sidewalk may transition from a substandard width to a standard width, as properties develop and redevelop at different times. If changes are made to the adjacent structures, the sidewalks would also need to be upgraded. This situation is not uncommon in Northgate.

7. **Hardships:** That the hardship is not the result of the applicant's own actions.

The applicant has offered the following as a hardship: *"Following the NG-1 parameters will make a 6-foot opening open into a 5-foot space because of the 5-foot tree grates. Then it will empty back to 6 feet. It is the safest choice to make one 6-foot sidewalk for a continuous flow of pedestrians. The tree grates in our opinion also cause a concern with regards to ladies wearing high heels."*

A hardship is defined as the inability to make reasonable use of the property in accordance with the literal requirements of the law and must be a direct result of the special condition on the property. Staff does not believe that either a special condition or hardship exist on the subject property that affect sidewalk width and street tree placement.

As previously stated, the applicant has submitted to the City a site plan meeting all UDO requirements, including a 10-foot wide brick paver sidewalk and street trees and the site plan has been approved, demonstrating that the UDO requirements can be met.

8. **Comprehensive Plan:** That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this UDO.

The Comprehensive Plan does not speak specifically to sidewalk width in Northgate, but does state that the Northgate District represents the City's only urban character area, has been the subject of extensive planning, and has seen substantial public and private investment to develop the area into a vibrant entertainment district. The UDO states that Northgate is a unique, pedestrian-friendly, dense urban environment. In this way, both documents support the requirement for wider sidewalks to create the pedestrian-oriented, urban atmosphere that is desired in Northgate.

9. **Utilization:** That because of these conditions, the application of the UDO to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

The application of the UDO to the property does not effectively prohibit or unreasonably restrict the utilization of the property. As previously stated, the applicant has submitted to the City a site plan meeting all UDO requirements, including a 10-foot wide brick paver sidewalk and street trees and the site plan has been approved, demonstrating that the UDO requirements can be met.

ALTERNATIVES

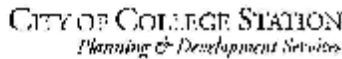
The applicant has not proposed alternatives to the requested variance.

STAFF RECOMMENDATION

Staff recommends denial based on an evaluation of the review criteria stated in the UDO. It is staff's judgment that only two of the nine review criteria have been met satisfactorily (#4 and #5).

SUPPORTING MATERIALS

1. Application
2. Approved Site Plan
3. Proposed Site Plan with requested variances
4. Letter from the applicant



CASE NO.: 09-500096

DATE SUBMITTED: 5.5.09

4:00 kg.

GENERAL VARIANCE REQUEST

The following specific variation from the ordinance is requested.

Proposed variance to conduct 1st side-scan to allow a continuous coverage
allowing a wider coverage than the 1st 1st boundary side-scan, 1st side-scan
within 1st boundaries.

This variance is necessary due to the following special conditions:

Special Condition Definition: To justify a variance, the difficulty must be due to unique circumstances involving the particular property. The unique circumstances must be related to a physical characteristic of the property itself, not to the owner's personal situation. This is because regardless of ownership, the variance will run with the land.

Example: A creek bisecting a lot, a smaller buildable area than is seen on surrounding lots, specimen trees.

Note: A cul-de-sac is a standard street layout in College Station. The shape of standard cul-de-sac lots are generally not special conditions.

Source: Summary information provided by the U.S. Department of Justice & Immigration

Page 1 of 100, US ML-1 document. The system has a total of 100 cases in 9/1/2008.

THE TWO VOLUMES IN THE LIBRARY OF THE PRESIDENT OF THE UNITED STATES

The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

Hardship Definition: The inability to make reasonable use of the property in accord with the literal requirements of the law. The hardship must be a direct result of the special condition.

Example: A hardship of a creek bisecting a lot could be the reduction of the buildable area on the lot, when compared to neighboring properties.

Chengdu, China 610042, P. R. China

1. Name: _____ Date: _____

[illegible]

The following alternatives to the requested variance are possible:

[illegible]

A DEBENTURE CAPITAL AND INTEREST LOSSINGING ON THE PART OF THE GOVERNMENT AND ITS FOLLOW-UP

This variance will not be contrary to the public interest by virtue of the following facts:

THE VENDOR IS AS THE 2.5% LOSS TO BECOME A SELLER

Outline of Topics for Discussions

The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.

Signature of owner (or agent) or applicant

Date _____

STATION

CONDENSING UNIT -
CONCEAL FROM VIEW
WITH 6' PRIVACY FENCE
AND GATE

BICYCLE RACK
STEEL SITES SERIES
MODEL # RB-28 BY
VICTOR STANLEY CO.
OR EQUAL

EXIST.
RAMP

EXIST.
RAMP

EXIST. CONC. SIDEWALK
(STAMPED BRICK PATTERN)

AMBULATORY RAMP
REF. CIVIL DRAWINGS

EXIST. WATER METER

EXIST. GAS METER

4" CALIF. LIVE OAK TREE
IN CAST IRON GRATE (3 & 4/A1)

REMOVE EXIST. CONC. APRON
AND REPLACE WITH BRICK
PAVER SIDEWALK (RUNNING
BOND PATTERN)

NEW 6" CONC. CURB (5/A1)
REFER TO CIVIL DRAWINGS
COMPLY WITH CITY OF COLLEGE
STATION STANDARD DETAILS

EXIST. CONC.
TO REMAIN

STEEL SITES SERIES
MODEL # RB-28 BY
VICTOR STANLEY
COLOR EQUAL

EXIST. CONC.
TO REMAIN

FIRE DEPT.
CONNECTION

ARBOR ABOVE REF. 7/A1

EXIST. CONC.
TO REMAIN

NEW CONC. INFILL

NEW CONC. INFILL

METAL RAIL (6/A1)

PROPERTY LINE

FUTURE ENTRY FACADE
NOT IN CONTRACT

4" CALIF. LIVE OAK
TREE IN CAST IRON
GRATE (3 & 4/A1)

(50' ROW, 35.1' BB)

COLLEGE MAIN

12" WATER

EXIST. CONC. SIDEWALK
(STAMPED BRICK PATTERN)

FORREST

TREE WELLS ARE LOCATED APPROX.
5'-0" SOUTH OF LOCATION REQD. BY CI
ORDINANCE AND EVIDENCE TO CONTRACT



ZOFFRUS

- T 26, BLOCK 6-7
C. BOYETT ESTATE
3 COLLEGE MAIN
2 - LIVE OAK CANOPY TREES
1 - CREPE MYRTLE NON-CANOPY TREE
6 - WAX LEAF LEGUSTRUM SHRUBS
DECORATIVE RAILING (35'-0" LONG)
1 BICYCLE RACK

TEST

TO: College Station Variance Board
FROM: Bobby Grabowski
SUBJECT: Sidewalk Variance
DATE: May 4, 2009

Ladies and Gentleman,

My name is Bobby Grabowski, and I own a small swimming pool maintenance company here in town, called Oasis Pools. I bartend at Hurricane Harry's every Thursday Friday and Saturday night, and have done so for years. I have always dreamed of opening a bar, and restaurant. At this date I am one year into my project at 303 College Main. I have been met with challenges and opposition and negativity. I have still moved forward and have every intention to continue. I have followed every city code, pulled every permit and got every single inspection by 3rd parties that was asked for, I have given no opposition to any changes the city made when we ran the water line across College Main, and in fact I see no further conflicts. However, I strongly believe 10 ft sidewalks in front of my building are a concern

- 1, I would be the only person on College Main with 10 ft sidewalks
2. Neither property on either side 303 has 10 ft sidewalks
3. The tree grates and bench make the sidewalk only 5 ft at 50 sq ft of the proposed 10 ft sidewalk
4. Acknowledging the level of alcohol consumption in this area, especially entering the parking garage, safety needs to be at the forefront.
5. The grate gates beg for a lawsuit, not only geared toward me but as well as the city. The tree gates boast openings large enough for a high heel to sink completely, prompting sprained and broke ankles.
6. The bench in the right of way of the sidewalk seems unnecessary; we have offered the bench to be moved in front of the railing at Martini Street which is owned by the same owner as my property.

I strongly believe along with my architect, engineer, property owner, contractor and employees, who all represent different age brackets and education, that 6 ft sidewalks with no appendages represents the safest plan for this area. In return for the variance we will offer decorative railings, landscaping and relocation of trees and bench.

Your time is limited and therefore greatly appreciated
Sincerely your friend

Bobby Grabowski
TAMU class of 2002

